

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JANUARY 13, 2005**

UNAPPROVED  
JANUARY 14, 2005

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank A. de la Fe, Hunter Mill District  
Janet R. Hall, Mason District  
James R. Hart, Commissioner At-Large  
Nancy Hopkins, Dranesville District  
Ronald W. Koch, Sully District  
Kenneth A. Lawrence, Providence District  
Rodney L. Lusk, Lee District  
Peter F. Murphy, Jr., Springfield District

ABSENT: Suzanne F. Harsel, Braddock District  
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:26 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ/FDP 2004-PR-008, EDMOORE LAND, LLC, TO A DATE CERTAIN OF JANUARY 26, 2005, WITH THE RECORD TO REMAIN OPEN FOR COMMENT.

Commissioners Byers and Lusk seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE 2004-PR-026, CHEVY CHASE BANK, TO A DATE CERTAIN OF FEBRUARY 17, 2005.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

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Commissioner Byers MOVED TO FURTHER DEFER THE DECISION ONLY ON RZ 2004-MV-020, GUNSTON CENTER LLC, TO A DATE CERTAIN OF MARCH 3, 2005, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON OUT-OF-TURN PLAN AMENDMENT S04-IV-RH2 TO A DATE CERTAIN OF MARCH 17, 2005.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARINGS FOR RZ/FDP 2004-LE-026, JCE, INC., TO A DATE CERTAIN OF FEBRUARY 24, 2005.

Commissioners Byers and Lawrence seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

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Commissioner de la Fe announced that a public hearing would be held on February 24, 2005 for the proposed amendment on the Parks' element of the Comprehensive Plan.

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Chairman Murphy announced that the election of Planning Commission officers would be held on January 26, 2005. He noted that the Commission would not meet on January 19 and 20, 2005, due to the presidential inauguration.

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#### ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy established the following order of the agenda:

1. PCA 1996-MV-037-07 - LORTON TOWN CENTER COMMERCIAL, LLC  
FDPA 1996-MV-037-05 - LORTON TOWN CENTER COMMERCIAL, LLC
2. SEA 01-S-028 - GESHER SCHOOL, INC., T/A GESHER JEWISH DAY SCHOOL

This order was accepted without objection.

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PCA 1996-MV-037-07/FDPA 1996-MV-037-05 - LORTON TOWN CENTER COMMERCIAL, LLC- Appls. to amend the proffers and final development plan for RZ 1996-MV-037 previously approved for mixed use development to permit a drive-in bank with an overall Floor Area Ratio (FAR) of 0.29. Located on the W. side of Lorton Station Blvd., approx. 1,500 ft. S. of Pohick Rd. on approx. 6.86 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 107-2 ((1)) 43A pt. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Keith C. Martin, Esquire, with Sack Harris & Martin, P.C., reaffirmed the affidavit dated December 8, 2004. Commissioner Hart disclosed that his law firm had represented the lessee listed on the affidavit; therefore, he would not participate in these cases.

Commissioner Byers asked Chairman Murphy to ascertain whether or not there was anyone present who wished to address these applications. Receiving no response, Chairman Murphy waived the presentations by the applicant and staff, closed the public hearing, and recognized Commissioner Byers for action. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS' APPROVAL OF PCA 1996-MV-037-07, SUBJECT TO THE PROFFERS DATED JANUARY 7, 2005, WHICH WERE CONTAINED IN ATTACHMENT 1 OF THE STAFF REPORT ADDENDUM THAT WAS DISTRIBUTED LAST NIGHT.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION APPROVE FDPA 1996-MV-037-05, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 12, 2005, WITH THE ADDITION OF A FOURTH DEVELOPMENT CONDITION WHICH WAS WORKED OUT WITH THE COMMUNITY MONDAY NIGHT WHICH STATES: "RETAIL MANAGEMENT SHALL PROHIBIT VRE COMMUTER PARKING WITHIN THE RETAIL CENTER PARKING LOT, AND SUBJECT TO THE BOARD'S APPROVAL OF PCA 1996-MV-037-07."

Commissioner Koch seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A PREVIOUSLY-APPROVED WAIVER OF THE BARRIER REQUIREMENTS AND MODIFICATIONS OF TRANSITIONAL SCREENING AT THE LORTON STATION BOULEVARD BE REAFFIRMED.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A WAIVER TO PERMIT THE PROPOSED WALL ALONG THE LORTON STATION BOULEVARD TO BE SIX FEET IN HEIGHT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioners Harsel and Wilson absent from the meeting.

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The next case was in the Springfield District; therefore, Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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SEA 01-S-028 - GESHER SCHOOL, INC., T/A GESHER JEWISH DAY SCHOOL - Appl. under Sect. 3-C04 of the Zoning Ordinance to amend SE 01-S-028 previously approved for a private school of general education to permit site modifications. Located at 4700 Shirley Gate Rd. on approx. 28.31 ac. of land zoned R-C and WS. Tax Map 56-4 ((1)) 19B and 56-4 ((3)) 1. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Lubeley, Emrich & Terpak, PC, reaffirmed the affidavit dated January 6, 2005. Commissioner Hart disclosed that his law firm had represented the applicant previously but there was no financial relationship and it would not preclude his participation in this case.

Commissioner Murphy noted that an issue with this application had been brought to his attention by Norma Duncan, a Planning Commission Office staff member and resident of Leehigh Village, adjacent to the application property. He said the residents of Leehigh Village were opposed to a road connection to the school from Swarts Drive. Commissioner Murphy said he thought this was a reasonable request and that Development Condition 11 would be deleted and the references to Swarts Drive in Development Conditions 19 and 25 would also be deleted. He noted that staff was in agreement with these revisions.

Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to a question from Commissioner Alcorn, Ms. Swagler said staff had no objection to the deletion of Development Condition Number 11.

Ms. Strobel stated the proposed plan modifications were to the locations of the soccer field and the primary septic field and would result in improved buffers, a more efficient sewage disposal system, and an increase in open space. She noted the application had the support of staff and the Springfield Land Use Committee.

Vice Chairman Byers called the first listed speaker, Sara Daleski, 4739 Briggs Road, Fairfax. Commissioner Murphy replied that she would not be speaking this evening because her concerns had been addressed by the revisions to the development conditions concerning the road connection to Swarts Drive.

Vice Chairman Byers called for speakers from the audience and recited rules for testimony before the Commission.

Alan Goldblatt, President, Geshher Jewish Day School, 8900 Little River Turnpike, Fairfax, stated that the Jewish community of Fairfax County anxiously awaited this state-of-the-art educational facility and summer day camp.

Vice Chairman Byers noted that a rebuttal statement was not necessary.

Commissioner Hall requested staff to review and supplement the glossary and acronym list used in staff reports so the County's citizens would have a clearer understanding of these terms.

Commissioner Lawrence noted the applicant had committed to carpooling and ride sharing.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SEA 01-S-028, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 11, 2005 WITH THE FOLLOWING AMENDMENTS: WE WILL DELETE AT THE REQUEST OF THE CITIZENS AND THE

LAND USE COMMITTEE DEVELOPMENT CONDITION NUMBER 11 AND TAKE OUT THE LANGUAGE REGARDING SWARTS DRIVE IN DEVELOPMENT CONDITIONS 19 AND 25.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Wilson absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE BARRIER REQUIREMENT TO THE WEST AND A WAIVER OF THE BARRIER TO THE NORTH, EAST, AND SOUTH, IN FAVOR OF THAT SHOWN ON THE SEA PLAT AND AS CONDITIONED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT, TO ALLOW THE USE OF EXISTING VEGETATION, AS SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Harsel and Wilson absent from the meeting.

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Chairman Murphy resumed the Chair.

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The meeting was adjourned at 8:50 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

## CLOSING

Minutes by: Susan M. Donovan

Approved on:

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission